







- **GARAGE NOT INCLUDED**
- **Five Bedrooms**
- **Semi Detached Home**
- **Off-Street Parking**
- **Available mid July**
- **Offered Furnished**
- **Dining Area**
- **Ground Floor WC**
- **Cul-de-Sac Location**
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel | <https://youtu.be/frQi5bgCYnE> \*\*

FIVE BEDROOMS | AVAILABLE 17th JUNE | FURNISHED

Jan Forster Estates are delighted to welcome to the market this immaculately presented extended semi detached family home on a furnished basis.

Ideally located on the sought after St Austell Close the property offers a wealth of benefits including transport links, within close proximity to well regarded schools, and walking distance to local amenities. The property also provides easy access to the A1 and Newcastle International Airport.

Briefly comprising:- light and airy entrance hall with under stair storage and ground floor WC, lounge & dining area, breakfasting kitchen with floor and wall units and access onto the rear garden.

Off the landing, to the first floor, there are five generous bedrooms and there is also a three piece family bathroom with a shower over the bath.

Externally there is a drive to the front offering off-street parking. To the rear, there is an enclosed garden, ideal space for entertaining during those warm summer nights. Please note the garage is NOT included in the let.

This property really does have to be viewed to appreciate the accommodation on offer. For more information and to book a viewing please call our Gosforth office on 0191 236 2070.

Council Tax band \*C\*.





Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



## The difference between house and home

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**Gosforth** 0191 236 2070  
**Newcastle** 0191 284 4050  
**High Heaton** 0191 270 1122  
**Tynemouth** 0191 257 2000  
**Low Fell** 0191 487 0800  
**Property Management Centre** 0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

